

MINUTES OF THE MEETING OF THE FAIRFAX COUNTY
REDEVELOPMENT AND HOUSING AUTHORITY

April 14, 2016 Regular Meeting

On April 14, 2016, the Commissioners of the Fairfax County Redevelopment and Housing Authority (FCRHA) met in the FCRHA Board Room, One University Plaza, 4500 University Drive, Fairfax, Virginia.

CALL TO ORDER

FCRHA Chair Robert Schwaninger called the Meeting of the FCRHA to order at 7:00 p.m. Attendance was as follows:

PRESENT

Robert Schwaninger, Chairman
John Betts
Robert C. Carlson
Christopher Craig
C. Melissa Jonas
Richard Kennedy
H. Charlen Kyle
Albert J. McAloon
Rod Solomon

ABSENT

Willard Jasper, Vice Chair
Matthew Bell

Also present at the meeting were the following staff of the Department of Housing and Community Development (HCD): Thomas Fleetwood, Director; Hossein Malayeri, Deputy Director, Real Estate, Finance and Development; Kris Miracle, Director, Administration; Russell Lee, Director, Rental Services; Elisa Johnson, Director, PROGRESS Center, Rental Services; Darlene Grimes, Housing Services Specialist, PROGRESS Center, Rental Services; Samantha Gallo, Housing Services Specialist, PROGRESS Center, Rental Services; John Turner, Housing Services Specialist, Rental Services; Seema Ajrawat, Director, Financial Management Division (FMD); Mary L. Thompson, Financial Specialist, FMD; Stuart Stallman, Financial Specialist, FMD; Aseem Nigam, Director, Real Estate Finance and Grants Management (REFGM); Debashish Chakravarty, Senior Real Estate Finance Manager, REFGM; Ahmed Rayyan, Director, Design, Development and Construction (DDC); Abdi Hamud, Affordable and Workforce Housing Program Manager, DD&C; Leo LeDuc, Director, Property Management (PM); Toni Clemons-Porter, Associate Director, Sr. Housing & Assisted Living, PM; Carol Erhard, Director, Homeownership and Relocation Services; Rickie Langley, Associate Director, Asset Management; Derek Dubard, Housing Community Developer, Asset Management; Steve Knippler, Senior Program Manager, FCRHA Policy, Reporting and Communications (PRC); Felicia Thompson, Administrative Assistant, Administration; Mike Trent, Network Analyst, ISS; Jodi Cienki, FCRHA Assistant. Also in attendance was FCRHA Counsel: Ryan Wolf and Susan Timoner, Assistant County Attorneys.

CITIZEN TIME

The FCRHA Chair opened Citizen Time at 7:00 p.m. No one had signed up in advance and no one in the audience wanted to speak. Accordingly, the Chair closed Citizen Time at 7:00 p.m.

APPROVAL OF MINUTES

March 10, 2016

Commissioner Kennedy moved to approve the Minutes of the March 10, 2016, FCRHA Meeting, which Commissioner Jonas seconded. The motion carried with Commissioners Solomon and Carlson abstaining and Commissioners McAloon and Betts not in the room at the time of the vote.

ADMINISTRATIVE ITEMS

1.

RESOLUTION NUMBER 15-16

Commending John Turner for His Years of Service to the Fairfax County Redevelopment and Housing Authority

WHEREAS, John Turner has served Fairfax County and the Fairfax County Redevelopment and Housing Authority (FCRHA) in a variety of positions with the Department of Family Services for almost eight years and with the Department of Housing and Community Development (HCD) since 1988, including serving as Branch Chief of Compliance and Community Relations Unit in the Rental Services Division at HCD since 1999; and

WHEREAS, he has provided dedicated service to the agency, elected officials, and citizens of Fairfax County; and

WHEREAS, he was instrumental in the creation of the Compliance Unit in 1999, formed in response to inquiries by the Board of Supervisors, other elected officials, and concerned citizens concerning program participants and community relations; and

WHEREAS, he was honored with the Conrad Egan Award for Service in 2015 and the A. Heath Onthank award in 1999, and accepted the 1999 U.S. Department of Housing and Urban Development Best Practices Award of Excellence on behalf of HCD for the Compliance Unit that he initiated; and

WHEREAS, over the years, he has mediated disputes between participants and landlords and other community members and became the “go to” person for most community relations issues involving program participants, being relied heavily upon by Board members to resolve such issues; and

WHEREAS, his actions served to preserve the integrity of agency programs while still addressing the concerns of the community; and

WHEREAS, he has also played a lead role in safety issues and emergency preparedness for agency staff; and

WHEREAS, on April 15, 2016, John Turner will complete his distinguished service with the County after thirty-five years of service;

NOW THEREFORE BE IT RESOLVED that the Fairfax County Redevelopment and Housing Authority expresses its gratitude to John Turner for his years of dedicated service to the community and to the FCRHA, and wishes him a healthy, happy and prosperous retirement.

Commissioner Kyle moved to adopt Resolution Number 15-16, which Commissioner Solomon seconded. The motion passed unanimously with Commissioners McAloon and Betts not in the room at the time of the vote.

2.

RESOLUTION NUMBER 16-16

Commending Darlene Grimes for Her Years of Service to the Fairfax County
Redevelopment and Housing Authority

WHEREAS, Darlene Grimes has served Fairfax County and the Fairfax County Redevelopment and Housing Authority (FCRHA) in a variety of positions with the Department of Housing and Community Development (HCD) since 1982, including serving as Service Coordinator with The PROGRESS Center of HCD since 2010; and

WHEREAS, she was a supervisor of housing inspectors, ensuring that Housing Quality Standards were met and inspections conducted in a timely manner for the FCRHA's Housing Choice Voucher Program; and

WHEREAS, she was appointed the HCD Yardi Fellow and was instrumental in implementing the Yardi housing data base, including training housing inspectors to utilize the system; and

WHEREAS, through her work with The Progress Center she focused on helping seniors and others with their housing needs, arranging for the provision of services for clients and locating appropriate housing so that seniors could age in place; and

WHEREAS, she responded to Board of Supervisors requests involving client issues by taking ownership of and working on the issues from beginning to end; and

WHEREAS, she has been passionate and conscientious in her work and consistently exhibited compassion and empathy to clients, prioritizing helping persons in need of assistance; and

WHEREAS, she has been a recipient of the County Outstanding Performance Award and has been a true role model for her colleagues at HCD, serving as an ambassador of HCD's Good to Great initiative and constantly looking to do more beyond her job requirements; and

WHEREAS, on May 31, 2016, Darlene Grimes will complete her distinguished service with the County after thirty-three years of service;

NOW THEREFORE BE IT RESOLVED that the Fairfax County Redevelopment and Housing Authority expresses its gratitude to Darlene Grimes for her years of dedicated service to the community and to the FCRHA, and wishes her a healthy, happy and prosperous retirement.

Commissioner Kyle moved to adopt Resolution Number 16-16, which Commissioner Jonas seconded. The motion passed unanimously with Commissioner McAloon not in the room at the time of the vote.

ACTION ITEMS

1.

RESOLUTION NUMBER 11-16

Approval of Revised Financing Plan for the Acquisition and Rehabilitation of Wexford Manor Apartments by Subsidiaries of Wesley Housing Development Corporation (Providence District)

WHEREAS, Wesley Housing Development Corporation (WHDC) submitted a request for financing under the Housing Blueprint (Blueprint) as a source of financing for the acquisition, rehabilitation, and preservation of the 74-unit Wexford Manor Apartments (the Project), which is owned by Wexford Wesley Limited Partnership, a Virginia limited partnership and an affiliate of WHDC; and

WHEREAS, the Fairfax County Redevelopment and Housing Authority (FCRHA) wishes to assist Wesley Housing Development Corporation to acquire, rehabilitate and preserve the Project as affordable multifamily rental housing in Fairfax County;

WHEREAS, Wesley Housing Development Corporation has formed two limited liability companies to serve as the ownership entities for Wexford Manor, known as New Wexford LLC and New Wexford Bond LLC; And

WHEREAS Wexford Wesley Limited Partnership will sell both buildings of the Wexford Manor Apartments, to be known as Wexford A and Wexford B, to New Wexford LLC and New Wexford Bond LLC respectively; And

WHEREAS New Wexford LLC will be the owner of Wexford A, the nine percent (9%) Low-Income Housing Tax Credit (LIHTC) building and New Wexford Bond LLC will be the owner of Wexford B, the four percent (4%) tax-exempt bond building.

NOW, THEREFORE, BE IT RESOLVED that the FCRHA hereby authorizes:

1) Making a loan to New Wexford LLC for Wexford A in an amount not to exceed \$1,600,000 from Housing Blueprint Funds as described in the Action Item presented to the FCRHA on April 14, 2016; And

2) Making a loan to New Wexford Bond LLC for Wexford B in an amount not to exceed \$1,300,000 from Housing Blueprint Funds as described in the Action Item presented to the FCRHA on April 14, 2016;

BE IT FURTHER RESOLVED that the FCRHA authorizes any Assistant Secretary to negotiate all loan terms on behalf of the FCRHA and authorizes its Chairman, Vice Chairman or any Assistant Secretary to execute all documents, agreements, and instruments necessary or appropriate in connection with the making of the Loan for the acquisition, rehabilitation and preservation of the 74-unit Wexford Manor Apartments.

Commissioner Solomon moved to adopt Resolution Number 11-16, which Commissioner Kyle seconded. The motion passed with Commissioner Betts abstaining and Commissioner McAloon not in the room at the time of the vote.

2.

RESOLUTION NUMBER 12-16

Fairfax County Redevelopment and Housing Authority (FCRHA) Authorization to Submit Financing Plans to the U.S. Department of Housing and Urban Development (HUD) for Subsidy Conversion of Certain Public Housing Properties under the Rental Assistance Demonstration (RAD) (Braddock, Hunter Mill, Lee, Mason, Mount Vernon, Providence, and Springfield Districts)

BE IT RESOLVED THAT that the Fairfax County Redevelopment and Housing Authority (FCRHA) authorizes the submission of the individual Financing Plan(s) for the

Rental Assistance Demonstration (RAD) applications for the “Phase One” Properties as set forth in the Action Item presented at the April 14, 2016 meeting of the FCRHA; and

BE IT FURTHER RESOLVED THAT the FCRHA authorizes its Chairman, Vice Chairman, Secretary or any Assistant Secretary to sign the closing documents associated with the “Phase One” properties to include executing the Project Base Voucher Housing Assistance Payment Use Agreement(s) indicating the FCRHA’s commitment to comply with all requirements of RAD as well as any other documentation reasonably necessary to effectuate the closings; and

BE IT FURTHER RESOLVED THAT the FCRHA authorizes the expenditure of up to \$53,150 from Fund 815-C81520, Public Housing Projects Under Management for the cited “critical” and “non-critical” repairs and maintenance for the “Phase One Properties”; and

BE IT FURTHER RESOLVED THAT the FCRHA authorizes the expenditure of up to \$1,449,600 from Fund 815-C81520, Public Housing Projects Under Management for the costs associated with the “closing” of the RAD agreements to include the initial deposit to replacement reserve account; and

BE IT FURTHER RESOLVED THAT the FCRHA authorizes the expenditure of up to \$250,000 from Fund 815-C81520, Public Housing Projects Under Management and up to \$150,000 from Fund 815-C81510, Housing Choice Voucher Program for the purpose of paying rental subsidies in RAD converted units, post-closing until the end of the calendar year.

Commissioner Kyle moved to adopt Resolution Number 12-16, which Commissioner Solomon seconded. The motion passed on a roll call vote as follows:

AYE

Robert Schwaninger, Chairman
Robert C. Carlson
Christopher Craig
C. Melissa Jonas
Richard Kennedy
H. Charlen Kyle
Albert J. McAloon
Rod Solomon

NAY

John Betts

ABSTAIN

3.

RESOLUTION NUMBER 13-16

Approval to Submit to the U.S. Department of Housing and Urban Development the Fairfax County Redevelopment and Housing Authority Moving to Work Plan for Fiscal Year 2017

BE IT RESOLVED THAT the Fairfax County Redevelopment and Housing Authority (FCRHA) approves the submission to the U.S. Department of Housing and Urban Development of the Moving to Work Plan for Fiscal Year 2017, as contained in the Action item presented to the FCRHA on April 14, 2016, and authorizes the FCRHA Chairman to sign all HUD-required certifications for the Plan.

Commissioner Kyle moved to adopt Resolution Number 13-16, which Commissioner McAloon seconded. The motion passed unanimously.

4.

RESOLUTION NUMBER 14-16

Fairfax County Redevelopment and Housing Authority (FCRHA) Authorization to Exercise the Option to Purchase Two Affordable Dwelling Units at MetroWest, Section 2 (Pulte) (Providence District)

BE IT RESOLVED that the Fairfax County Redevelopment and Housing Authority (FCRHA) hereby elects to authorize the purchase of two Affordable Dwelling Units (ADU) in the MetroWest, Section 2 (Pulte) development; and

BE IT FURTHER RESOLVED that the FCRHA hereby authorizes expending up to \$253,500 from the Housing Trust Fund for the acquisition of two ADUs at the MetroWest, Section 2 (Pulte) Development; and

BE IT FURTHER RESOLVED that the FCRHA authorizes its Chairman, Vice Chairman or any Assistant Secretary to execute all documents and agreements and to take any other steps necessary or appropriate in connection with the purchase of the unit as described in the Action Item presented on April 14, 2016.

Commissioner Solomon moved to adopt Resolution Number 14-16, which Commissioner Jonas seconded. The motion passed on a roll call vote as follows:

AYE

Robert Schwaninger, Chairman
Christopher Craig
C. Melissa Jonas
Richard Kennedy
H. Charlen Kyle
Albert J. McAloon
Rod Solomon

NAY

John Betts
Robert C. Carlson

ABSTAIN

INFORMATION ITEMS

1. Fairfax County Redevelopment and Housing Authority Regular Meeting Summary – March 10, 2016
2. Minutes of the Housing Ownership, Management and Security Committee Meeting – April 6, 2016
3. Minutes of the Finance Committee Meeting – April 6, 2016
4. Update on Public Housing Subsidy Conversion through the Rental Assistance Demonstration (RAD) – Brief Presentation
5. Update on Anticipated Re-Opening the Fairfax County Redevelopment and Housing Authority (FCRHA) Housing Choice Voucher Waiting List – Brief Presentation
6. FCRHA Operating Fund FY 2016 Budget Update – Brief Presentation
7. Braddock Glen PACE Site (Braddock District)
8. Fairfax County Redevelopment and Housing Authority Calendar of Meetings – May and June 2016

CLOSED SESSION

Commissioner Carlson moved that the Fairfax County Redevelopment and Housing Authority (“FCRHA”) go into Closed Session, pursuant to Virginia Code Section 2.2-3711(A)(1), for discussion pertaining to the performance and disciplining of specific public employees; pursuant to Virginia Code Section 2.2-3711(A)(3), for discussion of the acquisition of real property for a public purpose and of the disposition of publicly held real property, where discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of the FCRHA, and pursuant to Virginia Code Section 2.2-3711(A)(7), for discussion pertaining to actual litigation, where such consultation in open meeting would adversely affect the negotiating and litigating posture of the FCRHA, and

consultation with legal counsel regarding specific legal matters requiring the provision of legal advice by such counsel. Commissioner Jonas seconded the motion.

The motion carried and the FCRHA went into Closed Session at 7:48 p.m.

OPEN SESSION RESUMES

Commissioner Carlson moved that the members of the FCRHA certify that to the best of their knowledge only public business matters lawfully exempted from the open meeting requirements prescribed by the Virginia Freedom of Information Act and only matters identified in the motion to convene Closed Session were heard, discussed or considered by the FCRHA during Closed Session. Commissioner Jonas seconded the motion. The FCRHA took the following roll call vote:

<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>
Robert Schwaninger, Chairman		
John Betts		
Robert C. Carlson		
Christopher Craig		
C. Melissa Jonas		
Richard Kennedy		
H. Charlen Kyle		
Albert J. McAloon		
Rod Solomon		

The motion carried unanimously by the commissioners present and the Open Meeting resumed at 8:39 p.m.

RESOLUTIONS

4.

RESOLUTION NUMBER 20-16

Authorization to Purchase First-Position Loan on Affordable Dwelling Unit Located at 9222 Topaz Street, Fairfax, Virginia 22031 (Providence District)

BE IT HEREBY RESOLVED that the Fairfax County Redevelopment and Housing Authority (FCRHA) authorizes the purchase of the first-position loan on the Affordable Dwelling Unit located at 9222 Topaz Street, Fairfax, VA 22031, in accordance with the terms discussed with the FCRHA in Closed Session on April 14, 2016, and

BE IT FURTHER RESOLVED that staff and any Assistant Secretary are hereby authorized to take such actions and to execute and deliver such documents as may be reasonably necessary to effectuate such purchase

Commissioner Solomon moved to adopt Resolution Number 20-16, which Commissioner McAloon seconded. The motion passed unanimously.

5.

RESOLUTION NUMBER 21-16

Fairfax County Redevelopment and Housing Authority (FCRHA) Authorization to Bid at Foreclosure Sale on Home Equity Loan Program Property located at 2665 Prosperity Avenue, Unit 244, Fairfax, VA 22031 (Provident District)

BE IT HEREBY RESOLVED that the Fairfax County Redevelopment and Housing Authority (FCRHA) authorizes to purchase at foreclosure the property located at 2665 Prosperity Avenue, Unit 244, Fairfax, VA 22031 as discussed in Closed Session.

Commissioner Solomon moved to adopt Resolution Number 21-16, which Commissioner Jonas seconded. The motion passed unanimously.

1.

RESOLUTION NUMBER 17-16

Authorization of Policy for Responding to Foreclosure Actions on Units in All First-Time Homebuyers Programs Outside of a Price Control Period

BE IT HEREBY RESOLVED that the Fairfax County Redevelopment and Housing Authority (FCRHA) authorize designated staff to bid at foreclosure sale on any First-Time Homebuyer property outside of a price control period, subject to criteria discussed in Closed Session at its meeting on April 14, 2016 and the availability of funds in Fund 400-C40365, Moderate Income Direct Sales Resale, Cost Center H383807002, Homeownership - HCD, and resell the property to a qualified household in the First-Time Homebuyers Program participant; and

BE IT FURTHER RESOLVED that the FCRHA authorizes drawing from Fund 400-C40365, Moderate Income Direct Sales Resale, Cost Center H383807002, Homeownership - HCD, to cover the necessary associated costs of acquisition, carrying costs and rehabilitation of properties acquired under this policy, as discussed in Closed Session; and

BE IT FURTHER RESOLVED that the FCRHA authorizes any Assistant Secretary to execute all documents necessary to effectuate the purchase and resale of properties under this policy.

Commissioner McAloon moved to adopt Resolution Number 17-16, which Commissioner Carlson seconded. The motion passed on a roll call vote as follows:

AYE

Robert Schwaninger, Chairman
Robert C. Carlson
Christopher Craig
C. Melissa Jonas
Richard Kennedy
H. Charlen Kyle
Albert J. McAloon
Rod Solomon

NAY

John Betts

ABSTAIN

2.

RESOLUTION NUMBER 18-16

Authorization of Settlement Terms – 6153 Les Dorson Lane, Alexandria, Virginia 22315 - Potomac Relocation Services, LLC, v. Board of Supervisors of Fairfax County, Virginia and the Fairfax County Redevelopment and Housing Authority, Case No. CL-2015-0011068 (Fx. Co. Cir. Ct.) (Lee District)

BE IT HEREBY RESOLVED that the Fairfax County Redevelopment and Housing Authority (FCRHA) authorizes the settlement of Potomac Relocation Services, LLC, v. Board of Supervisors of Fairfax County, Virginia and the Fairfax County Redevelopment and Housing Authority, Fairfax County Circuit Court Case Number CL-2015-0011068, regarding the Founders Ridge unit at 6153 Les Dorson Lane, Alexandria, VA 22315, in accordance with the terms discussed with the FCRHA in Closed Session on April 14, 2016, and

BE IT FURTHER RESOLVED that staff and any Assistant Secretary are hereby authorized to take such actions and to execute and deliver such documents as may be reasonably necessary to effectuate such settlement.

Commissioner McAloon moved to adopt Resolution Number 18-16, which Commissioner Jonas seconded. The motion passed unanimously.

3.

RESOLUTION NUMBER 19-16

Authorization to Adjust Resale Price of Moderate Income Direct Sales (MIDS) Property
Unit Located at 7804 Inverton Road Unit 203, Annandale, VA in Heritage Court
Condominium (Braddock District)

BE IT HEREBY RESOLVED that the Fairfax County Redevelopment and Housing Authority (FCRHA) authorizes to adjust the resale price of the MIDS property at 7804 Inverton Road Apartment 203, Annandale, VA 22003 and resell the property to a qualified household in the First-Time Homebuyers Program as discussed in Closed Session at its meeting on April 14, 2016.

Commissioner Craig moved to adopt Resolution Number 19-16, which Commissioner Kennedy seconded. The motion passed unanimously.

BOARD MATTERS – See Attachment #1

ADJOURNMENT

Commissioner Kyle moved to adjourn the meeting at 8:44, which Commissioner Kennedy seconded. The motion carried unanimously.

(Seal)

Robert Schwaninger, Chairman

Thomas Fleetwood, Assistant Secretary